

Harbourage at Braden River  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2017

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Harbourage at Braden River Community Development District**

Balance Sheet

As of 1/31/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	187,711	0	0	187,711	0	0
Investments	176,209	0	247,260	423,469	0	0
Investments--Reserves	0	219,296	0	219,296	0	0
Accounts Receivable	57,990	0	25,712	83,702	0	0
Prepaid Expenses	718	0	0	718	0	0
Deposits	1,450	0	0	1,450	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	272,972
Amount To Be Provided Debt Service	0	0	0	0	0	2,172,028
Fixed Assets	0	0	0	0	4,898,322	0
<b>Total Assets</b>	<u>424,079</u>	<u>219,296</u>	<u>272,972</u>	<u>916,346</u>	<u>4,898,322</u>	<u>2,445,000</u>
<b>Liabilities</b>						
Accounts Payable	10,238	0	0	10,238	0	0
Accrued Expenses Payable	2,564	0	0	2,564	0	0
Sales Tax Payable	22	0	0	22	0	0
Other Current Liabilities	282	0	0	282	0	0
Deposits	2,450	0	0	2,450	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,445,000
<b>Total Liabilities</b>	<u>15,555</u>	<u>0</u>	<u>0</u>	<u>15,555</u>	<u>0</u>	<u>2,445,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	313,009	34,642	130,693	478,344	4,898,322	0
Net Change in Fund Balance	95,515	184,654	142,278	422,447	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>408,524</u>	<u>219,296</u>	<u>272,972</u>	<u>900,791</u>	<u>4,898,322</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>424,079</u>	<u>219,296</u>	<u>272,972</u>	<u>916,346</u>	<u>4,898,322</u>	<u>2,445,000</u>

See Notes to Unaudited Financial Statements

## Harbourage at Braden River Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
<b>Revenues</b>					
Interest Earnings					
Interest Investments	0	0	114	114	0.00%
Special Assessments					
Tax Roll	382,779	382,779	388,371	5,592	(1.46)%
Other Miscellaneous Revenues					
Marina Rental Revenues	9,600	3,200	2,874	(326)	70.06%
Miscellaneous Revenue	0	0	841	841	0.00%
<b>Total Revenues</b>	<u>392,379</u>	<u>385,979</u>	<u>392,201</u>	<u>6,222</u>	<u>0.05%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	13,000	4,333	4,000	333	69.23%
Financial & Administrative					
Administrative Services	3,670	1,223	1,223	0	66.66%
District Management	14,700	4,900	4,900	0	66.66%
District Engineer	10,000	3,333	2,345	988	76.55%
Trustees Fees	4,310	4,310	4,310	0	0.00%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial Consulting Services	3,780	1,260	1,260	0	66.66%
Accounting Services	14,600	4,867	4,867	0	66.66%
Auditing Services	3,600	0	0	0	100.00%
Property Taxes	550	550	505	45	8.17%
Public Officials Liability Insurance	4,852	4,852	2,250	2,602	53.62%
Legal Advertising	400	133	0	133	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	300	100	260	(160)	13.38%
Website Hosting, Maintenance, Backup (and Email)	1,020	340	340	0	66.66%
Legal Counsel					
District Counsel	15,000	5,000	4,215	785	71.89%
Security Operations					
Security Monitoring Services	30,720	10,240	12,800	(2,560)	58.33%
Gate Phone	800	267	259	8	67.64%
Electricity-Entrance	2,000	667	289	378	85.54%
Utility-Water	800	267	124	143	84.54%
Utility-Cameras	1,400	467	565	(98)	59.67%
Guard & Gate Facility Maintenance	11,000	3,667	5,482	(1,815)	50.16%
Electric Utility Services					
Utility - Recreation Facilities	10,000	3,333	2,986	347	70.14%
Street Lights	600	200	153	47	74.54%
Utility-Boat Dock	700	233	201	33	71.31%
Utility-Irrigation	10,000	3,333	3,512	(178)	64.88%
Utility-Fountains	2,700	900	1,089	(189)	59.68%
Gas Utility Services					
Utility Services	5,300	1,767	1,708	59	67.77%
Water-Sewer Combination Services					
Utility Services	1,800	600	781	(181)	56.62%
Utility-Water Docks	225	75	145	(70)	35.63%
Stormwater Control					

## Harbourage at Braden River Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Lake/Pond Bank Maintenance	1,000	333	310	23	69.00%
Aquatic Maintenance	4,400	1,467	1,464	3	66.72%
Wetland Monitoring & Maintenance	6,840	2,280	1,710	570	75.00%
Fountain Service Repairs & Maintenance	1,000	333	492	(159)	50.80%
Stormwater System Maintenance	2,000	667	3,415	(2,748)	(70.75)%
Aquatic Plant Replacement	500	167	0	167	100.00%
Other Physical Environment					
Property Insurance	3,135	3,135	6,082	(2,947)	(94.00)%
Entry & Walls Maintenance	2,000	667	0	667	100.00%
Landscape Maintenance	64,239	21,413	20,895	518	67.47%
Landscape Replacement Plants, Shrubs, Trees	4,000	1,333	900	433	77.50%
Tree Trimming Services	7,125	2,375	2,321	54	67.42%
Landscape-Fertilizer	2,500	833	0	833	100.00%
Irrigation Repairs	8,000	2,667	3,686	(1,019)	53.92%
Landscape-Mulch	6,000	2,000	0	2,000	100.00%
Miscellaneous Expense	210	70	0	70	100.00%
Road & Street Facilities					
Street Light/Decorative Light Maintenance	2,500	833	59	775	97.65%
Roadway Repair & Maintenance	500	167	0	167	100.00%
Sidewalk Repair & Maintenance	5,000	1,667	5,855	(4,189)	(17.10)%
Street Sign Repair & Replacement	500	167	0	167	100.00%
Parks & Recreation					
Management Contract	22,000	7,333	10,175	(2,841)	53.75%
Power Washing	5,800	1,933	265	1,668	95.43%
Boat Lift Sling Repairs & Maintenance	5,000	1,667	1,860	(193)	62.80%
Dock Repairs and Maintenance	1,000	333	101	233	89.91%
Pool Service Contract	12,000	4,000	3,437	563	71.35%
Cable Television & Internet	2,000	667	817	(150)	59.14%
Fitness Equipment Maintenance & Repairs	1,200	400	207	193	82.74%
Computer Support, Maintenance & Repair	500	167	0	167	100.00%
Maintenance & Repair	8,000	2,667	2,148	519	73.15%
Telephone Fax, Internet	600	200	616	(416)	(2.70)%
Office Supplies	100	33	170	(137)	(70.42)%
Clubhouse-Facility Janitorial Service	7,800	2,600	2,717	(117)	65.16%
Security System Monitoring & Maintenance	4,678	1,559	382	1,177	91.83%
Trail/Bike Path Maintenance	1,000	333	370	(37)	62.98%
Boardwalk and Bridge Maintenance	1,000	333	0	333	100.00%
Contingency					
Capital Outlay	25,000	8,333	10,241	(1,907)	59.03%
Total Expenditures	<u>392,379</u>	<u>141,774</u>	<u>146,686</u>	<u>(4,912)</u>	<u>62.62%</u>

#### Other Financing Sources

Interfund Transfer	0	0	(150,000)	(150,000)	0.00%
--------------------	---	---	-----------	-----------	-------

See Notes to Unaudited Financial Statements

## Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Excess Revenues Over/(Under) Expenditures	0	244,205	95,515	(148,690)	0.00%
Fund Balance, Beginning of Period	0	0	313,009	313,009	0.00%
Fund Balance, End of Period	0	244,205	408,524	164,319	0.00%

**Harbourage at Braden River Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Investments	0	58	58	0.00%
Special Assessments				
Tax Roll	34,596	34,596	0	0.00%
Total Revenues	<u>34,596</u>	<u>34,654</u>	<u>58</u>	<u>0.17%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserves	34,596	0	34,596	100.00%
Total Expenditures	<u>34,596</u>	<u>0</u>	<u>34,596</u>	<u>100.00%</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>34,654</u>	<u>34,654</u>	<u>0.00%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	150,000	150,000	0.00%
Total Other Financing Sources	<u>0</u>	<u>150,000</u>	<u>150,000</u>	<u>0.00%</u>
Exc. Of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>184,654</u>	<u>184,654</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	34,642	34,642	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>219,296</u></u>	<u><u>219,296</u></u>	<u><u>0.00%</u></u>

**Harbourage at Braden River Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 1/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Investments	0	15	15	0.00%
Special Assessments				
Tax Roll	185,084	185,152	67	0.03%
<b>Total Revenues</b>	<u>185,084</u>	<u>185,167</u>	<u>83</u>	<u>0.04%</u>
<b>Expenditures</b>				
Debt Service				
Interest	85,084	42,889	42,196	49.59%
Principal	100,000	0	100,000	100.00%
<b>Total Expenditures</b>	<u>185,084</u>	<u>42,889</u>	<u>142,196</u>	<u>76.83%</u>
Excess of Revenues Over/(Under) Expenditures	0	142,278	142,278	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	142,278	142,278	0.00%
Fund Balance, Beginning of Period	0	130,693	130,693	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>272,972</u></u>	<u><u>272,972</u></u>	<u><u>0.00%</u></u>

**Harbourage at Braden River, CDD**  
**Investment Summary**  
**January 31, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2017</u>
The Bank of Tampa	Money Market Account	\$ 176,209
	<b>Total General Fund Investments</b>	<b>\$ 176,209</b>
The Bank of Tampa ICS Program:		
CoBiz Bank	Money Market Account	\$ 219,293
Mutual of Omaha Bank	Money Market Account	3
	<b>Total Reserve Fund Investments</b>	<b>\$ 219,296</b>
US Bank Series 2014 Revenue	First American Government Obligation Fund Class Y	\$ 172,856
US Bank Series 2014 Prepayment	First American Government Obligation Fund Class Y	263
US Bank Series 2014 Reserve	First American Government Obligation Fund Class Y	74,141
	<b>Total Debt Service Fund Investments</b>	<b>\$ 247,260</b>



**Harbourage at Braden River Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Manatee County Tax Collector	FY16-17	<u>57,990.40</u>
		Total 001 - General Fund	57,990.40

**Harbourage at Braden River Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2017 Through 1/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Manatee County Tax Collector	FY16-17	<u>25,711.58</u>
		Total 200 - Debt Service Fund	<u>25,711.58</u>
Report Balance			<u><u>83,701.98</u></u>

**Harbourage at Braden River Community Development District**

Aged Payables by Invoice Date

Aging Date - 8/1/2016

001 - General Fund

From 1/1/2017 Through 1/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	1/1/2017	0000360832	Monthly Lake & Wetland Services 1/17	366.00
Aquatic Systems, Inc.	1/1/2017	0000363440	Quarterly Fountain Maintenance	163.00
Bloomings Landscape & Turf Management, Inc.	1/1/2017	2017-00043	Monthly Grounds Maintenance 1/17	4,834.92
Pools By Lowell, Inc.	1/1/2017	170735	Monthly Pool Service 1/17	420.00
Southwest Maintenance Services Inc	1/5/2017	164	Monthly Cleaning Services	500.00
Frontier Florida LLC	1/19/2017	941-752-1273-022505... 2/17	941-752-1273 Gatehouse 2/17	64.80
Manatee County Utilities Department	1/20/2017	MCUD Water Summary 1/17	MCUD Water Summary 1/17	328.36
Comcast Communications	1/21/2017	15515 401892-01-6 2/17	Guard House Internet 2/17	116.02
Frontier Florida LLC	1/22/2017	941-753-1478-093004... 2/17	941-753-1478-Pool House 2/7	137.90
Straley Robin Vericker	1/22/2017	14075	General/Monthly Legal Services through 1/15/17	1,540.00
Pools By Lowell, Inc.	1/23/2017	171235	Installed Drain Grates 1/23/17	285.00
Pools By Lowell, Inc.	1/26/2017	171665	Replaced Spa Bulb 1/26/17	136.82
RB Owens Electric Inc.	1/27/2017	106254	Removed/Replaced Ballast in Fitness Center	165.00
Main Gate Enterprises, Inc.	1/27/2017	10480	Gate Service Call 1/27/17	280.00
Bloomings Landscape & Turf Management, Inc.	1/30/2017	2017-00111	Remove Juniper & Install Sod	900.00
			Total 001 - General Fund	10,237.82
Report Total				10,237.82

**Harbourage at Braden River Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 1/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.